

Chateau Roaring Fork
Balance Sheet Prev Year Comparison

As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>
ASSETS		
Current Assets		
Checking/Savings		
1040 · Operating - Community	113,526	0
1055 · Cap Reserve - Community	236,228	0
1090 · REC Reserve-Community	55,533	0
1050 · Operating Account	0	55,730
1060 · Capital Reserve Account	0	208,195
1070 · Rec Area Capital Reserve	0	167,988
Total Checking/Savings	<u>405,287</u>	<u>431,913</u>
Accounts Receivable		
1200 · Accounts Receivable	(4,044)	(6,473)
1210 · Accounts Receivable Cap Res	8,645	8,645
Total Accounts Receivable	<u>4,601</u>	<u>2,172</u>
Other Current Assets		
1225 · Due from Ops to Rec Area Cap	0	(1,039)
1235 · Prepaid Insurance	16,264	29,835
1270 · Working Capital Dep - Rec Area	2,000	2,000
Total Other Current Assets	<u>18,264</u>	<u>30,796</u>
Total Current Assets	<u>428,152</u>	<u>464,881</u>
Fixed Assets		
1500 · Rec Building	149,367	149,367
1502 · Furniture & Equipment	27,421	27,421
1505 · CRF units# 43ABC	112,115	112,115
1510 · Accumulated Depreciation	(88,334)	(88,334)
Total Fixed Assets	<u>200,569</u>	<u>200,569</u>
TOTAL ASSETS	<u>628,721</u>	<u>665,450</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	28,110	15,285
Total Accounts Payable	<u>28,110</u>	<u>15,285</u>
Other Current Liabilities		
2025 · Due to Rec Area Cap from Ops	0	(1,039)
Total Other Current Liabilities	<u>0</u>	<u>(1,039)</u>
Total Current Liabilities	<u>28,110</u>	<u>14,246</u>
Total Liabilities	<u>28,110</u>	<u>14,246</u>
Equity		
3000 · Previous Years Owners Equity	269,732	260,009
3100 · Capital Reserve Owners Equity	229,693	277,509
3200 · Rec Area Cap Res Owners Equity	70,331	164,049
Net Income	30,853	(50,364)
Total Equity	<u>600,609</u>	<u>651,203</u>
TOTAL LIABILITIES & EQUITY	<u>628,719</u>	<u>665,449</u>

Chateau Roaring Fork
Operating Profit & Loss Budget Performance

December 2019

	Dec 19	Budget	\$ Over Budget	Jul - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Common Assessment Income	43,190	43,190	0	259,140	259,140	0	518,280
4105 · Interest Income -Operating Acct	13	0	13	69	0	69	0
4110 · Finance Charge - Assessments	0	0	0	403	0	403	0
4350 · Recreation Area Rental Income	237	300	(63)	654	300	354	300
Total Income	43,440	43,490	(50)	260,266	259,440	826	518,580
Gross Profit	43,440	43,490	(50)	260,266	259,440	826	518,580
Expense							
6000 · Maintenance							
6010 · Common Building Maintenance	3,644	3,900	(256)	34,466	27,221	7,245	65,000
6020 · Outside Services	3,243	1,014	2,229	19,013	23,097	(4,084)	44,600
6040 · Common Housekeeping	0	770	(770)	0	3,986	(3,986)	8,000
6050 · Common Maintenance Supplies	231	1,600	(1,369)	1,292	4,700	(3,408)	9,000
6060 · Firewood	955	700	255	1,684	1,450	234	3,400
6070 · Snow Shoveling	8,374	3,514	4,860	13,834	8,300	5,534	25,000
6080 · Snow Plowing	2,713	5,000	(2,287)	5,920	5,500	420	17,500
6090 · Security	336	298	38	3,339	3,298	41	6,645
6099 · Miscellaneous Contingency	0	833	(833)	1,908	5,000	(3,092)	10,000
Total 6000 · Maintenance	19,496	17,629	1,867	81,456	82,552	(1,096)	189,145
6100 · Administrative							
6110 · Management Fee	3,559	3,559	0	21,354	21,354	0	42,708
6120 · Condominium Association Costs	0	0	0	3,118	2,000	1,118	13,000
6130 · Insurance	4,920	4,681	239	28,090	27,686	404	57,386
6140 · Legal & Professional	0	667	(667)	0	4,000	(4,000)	8,000
Total 6100 · Administrative	8,479	8,907	(428)	52,562	55,040	(2,478)	121,094
6200 · Utilities							
6210 · Common Phone	238	200	38	1,396	1,200	196	2,400
6220 · Cable Television	2,308	2,307	1	13,845	13,842	3	27,768
6230 · Common Electric & Water	2,881	4,690	(1,809)	11,472	17,203	(5,731)	35,735
6250 · Sewer	0	0	0	7,574	7,574	0	15,414
6260 · Trash Removal	792	800	(8)	3,838	4,400	(562)	8,900
6270 · High Speed Internet	1,010	1,060	(50)	6,059	6,360	(301)	12,816
Total 6200 · Utilities	7,229	9,057	(1,828)	44,184	50,579	(6,395)	103,033
6300 · Other Expenses							
6310 · Recreation Area	10,518	8,750	1,768	51,592	52,500	(908)	105,000
Total 6300 · Other Expenses	10,518	8,750	1,768	51,592	52,500	(908)	105,000
Total Expense	45,722	44,343	1,379	229,794	240,671	(10,877)	518,272
Net Ordinary Income	(2,282)	(853)	(1,429)	30,472	18,769	11,703	308
Net Income	(2,282)	(853)	(1,429)	30,472	18,769	11,703	308

Capital Reserve Profit & Loss Budget Performance

December 2019

	Dec 19	Budget	\$ Over Budget	Jul - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4200 · Capital Reserve Assessments	3,673	3,673	0	22,038	22,038	0	44,076
4205 · Interest Capital Reserve	198	2	196	1,424	12	1,412	12
Total Income	3,871	3,675	196	23,462	22,050	1,412	44,088
Gross Profit	3,871	3,675	196	23,462	22,050	1,412	44,088
Expense							
6400 · Capital Expenditures							
6430 · Roof Project	1,280	0	1,280	1,280	0	1,280	0
6491 · Landscape upgrades	1,900	0	1,900	7,003	0	7,003	0
Total 6400 · Capital Expenditures	3,180	0	3,180	8,283	0	8,283	0
Total Expense	3,180	0	3,180	8,283	0	8,283	0
Net Ordinary Income	691	3,675	(2,984)	15,179	22,050	(6,871)	44,088
Net Income	691	3,675	(2,984)	15,179	22,050	(6,871)	44,088

Chateau Roaring Fork
REC Reserve Profit & Loss Budget Performance

December 2019

	Dec 19	Budget	\$ Over Budget	Jul - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4300 · Rec Area Cap Res Assessments	1,666	1,666	0	9,996	9,996	0	19,992
4305 · Interest Rec Area Cap Reserve	51	1	50	468	6	462	6
Total Income	1,717	1,667	50	10,464	10,002	462	19,998
Gross Profit	1,717	1,667	50	10,464	10,002	462	19,998
Expense							
6300 · Other Expenses							
6310 · Recreation Area	0	0	0	8,722	0	8,722	0
Total 6300 · Other Expenses	0	0	0	8,722	0	8,722	0
6500 · Rec Area Capital Expenses	0	0	0	16,540	0	16,540	0
Total Expense	0	0	0	25,262	0	25,262	0
Net Ordinary Income	1,717	1,667	50	(14,798)	10,002	(24,800)	19,998
Net Income	1,717	1,667	50	(14,798)	10,002	(24,800)	19,998

Variance Explanations

Account #	Operating Variance Explanations
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Operating Expense

6010	Common Building Maintenance is \$7,245 over budget (27%) due to painting all of the railroad ties and areas of the building.
	Snow Removal/Plowing is over budget because of early & copious snowfall.
6120	Condo Association Costs were \$1,118 over busdet (56%) because of a Board Meeting.

Account #	Reserve Variance Explanations
6430	Gutter work on Building
6491	Landscape Upgrades represents the new enclosure & roof for firewood.

Recreation Reserve Expense

6500	CRF portion of additional REC Area upgrades.
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